



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

June 6, 2016

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

PRESENT: Mayor James Roberson, Mayor Pro Tem Mike Chalk, Councilors Pete Mangum, Mark Swan, Dustin Tripp, and Randy Young.

ABSENT: No one.

Staff Members Present: Clyde Holt, Town Attorney; Seth Lawless, Town Manager; Suzanne Yeatts, Administrative Services Director; Whitney Ledford, Town Clerk; Brian Bowman, Public Information Officer; Lawrence Capps, Police Chief; Chris Hills, Development Services Director; Jennifer Currin, Senior Planner Current; Tim Guffey, Fire Chief; Tina Cheek, Parks, Recreation, and Cultural Programs Director; Kim Kenny, Finance Officer; Robbie Worrell, Public Works Director; Keith Archambault, IT Administrator; Jason Brown, Senior Planner Long Range; Travis Price, Police Sergeant.

Meeting called to order by Mayor Roberson at 7:00 p.m.

WELCOME

Welcome by Mayor Roberson.

INVOCATION

Invocation by Councilor Swan.

ITEM I. ADOPTION OF AGENDA

...Motion by Mayor Pro Tem Chalk to adopt the agenda. Motion seconded by Councilor Young and carried unanimously.

ITEM II. APPROVAL OF MINUTES

...Motion by Councilor Tripp to approve the minutes from May 18, 2016. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

Scholarship Recipient Recognition

Mayor Roberson recognized and congratulated Knightdale High School of Collaborative Design students Dai'Sha Dowson and Brandy Rodman on the receipt of the Knightdale-Wake Technical Community College Scholarship.

Councilor Tripp shared that his brother passed away on June 2, 2016 and thanked Town Council members and staff for all of the well wishes and condolences.

ITEM IV. PUBLIC

Anyone may speak on an issue not included on tonight's agenda. If you anticipate speaking during tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record. Before speaking, please state your name and address.

A. Open to the Public

No one at this time.

B. Report on Citizen Inquiries

Nothing at this time.

ITEM V. CONSENT AGENDA

A. BIB Contract for Background Checks

...Authorize the Town Manager to execute the agreement with Background Investigation Bureau.

B. Order to Collect Taxes

Resolution #16-06-06-001

...Adopt Resolution #16-06-06-001.

...Motion by Mayor Pro Tem Chalk to approve the Consent Agenda. Motion seconded by Councilor Tripp and carried unanimously.

ITEM VI. PUBLIC HEARINGS

If you anticipate speaking during a public hearing at tonight's meeting, please print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.

A. ZMA-3-16 Whitley Ridge

Senior Planner Jason Brown presented a rezoning request from Eastwind Development, LLC to rezone approximately 26.85 acres, located at 0 Rider Drive, north of I-495, and east of Rider Drive, from General Residential Special Highway Overlay District to General Residential

planned Residential Development, Special Highway Overlay District for single family residential development. Mr. Brown recommended Council close the public hearing and refer ZMA-3-16, Whitley Ridge Planned Residential Development, to the June 13, 2016 Land Use Review Board meeting.

Andy Petesch of Petesch Law spoke on behalf of his client, Eastwind Development, LLC; and added information regarding the site plan, proposed master plan, comprehensive plan, and subdivision streets.

No one else approached.

...Motion by Councilor Tripp to close the public hearing at 7:27 p.m. and forward ZMA-3-16, Whitley Ridge Planned Residential Development, to the June 13, 2016 Land Use Review Board meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

B. ZMA-4-16 Old Knight Road

Senior Planner Jennifer Currin explained that a rezoning request has been submitted by Lee Lambert requesting approximately 23.97 acres, located west of Old Knight Road and west of the Emerald Point Subdivision, be rezoned from General Residential-3 to General Residential-3 Planned Residential Development for single family residential development. Ms. Currin answered questions and recommended Council close the public hearing and refer ZMA-4-16, Old Knight Road Planned Residential Development, to the June 13, 2016 Land Use Review Board meeting.

Lee Lambert, the requesting party, expressed his availability for questions from the Council.

...Motion by Councilor Tripp to close the public hearing at 7:33 p.m. and forward ZMA-4-16, Old Knight Road Planned Residential Development, to the June 13, 2016 Land Use Review Board meeting. Motion seconded by Councilor Young.

Before a vote had taken place on the above motion, additional public comment occurred.

Mike Brumfield of 1421 Old Knight Road asked for additional information on the rezoning proposal including the layout of the property, the total number of homes projected to be built, and the use of buffers.

Mr. Lambert addressed Mr. Brumfield's questions by stating that there will be a total of 59 lots, all buffers required by the town will be met and exceeded, there will be some open space in the center and on the side,

and sidewalks will provide interconnectivity as much as possible. Mr. Lambert also elaborated on the features of the homes by listing the following conditions:

- 2 car garage taking up no more than 45% of the front facade
- 12 inches of exposed foundation wrapped in masonry
- 3 sides of the house will be vinyl

Town Attorney Clyde Holt interjected and asked Mr. Lambert if these representations of conditions are a part of the zoning case.

Mr. Lambert responded that they will be, and his intent for listing them is to amend the zoning case. Additional amended conditions include:

- 25% of all sides will be masonry
- 7:12 minimum pitch on the main part of the roof, this may include different gables

Johnathan VanValkenburgh of 1500 Bunn Farm Road pointed out a few questions about this proposed plan and asked the Council if more details will be provided at the next Land Use Review Board meeting.

Ms. Currin explained that this is the review process and separate from the rezoning process, which will address concerns.

...Motion by Councilor Young to close the public hearing at 7:43 p.m. and forward ZMA-4-16, Old Knight Road Planned Residential Development, to the June 13, 2016 Land Use Review Board meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

C. ZMA-5-16 Robertson Street

Senior Planner Jennifer Currin reported another rezoning request by Lee Lambert to rezone approximately 28.13 acres, located east of Keith Street, north of Robertson Street, and south of the railroad, from Residential Mixed Use to Residential Mixed Use Planned Residential Development for a single family residential development. Ms. Currin answered questions and recommended Council close the public hearing and refer ZMA-5-16, Robertson Street Planned Residential Development, to the June 13, 2016 Land Use Review Board meeting.

Mr. Lambert elaborated on this request while sharing a site rendering map.

Wayne Harper, owner of the property, expressed his positive opinion for the proposed use of the land.

No one else approached.

...Motion by Mayor Pro Tem Chalk to close the public hearing at 7:59 p.m. and forward ZMA-5-16, Robertson Street Planned Residential Development, to the June 13, 2016 Land Use Review Board meeting. Motion seconded by Councilor Swan and carried unanimously.

D. ZMA-6-16 Lawson Creek

Senior Planner Jason Brown summarized a rezoning request from Summit Design requesting to rezone approximately 149.26 acres, located south of Buffalo Road, east of Old Cres Road, and west of Lucas Road, from Neighborhood Mixed Use, Urban Residential 12, and General Residential to Neighborhood Mixed-Use Planned Residential Development, Urban Residential Planned Residential Development, and General Residential Planned Residential Development for a single family residential development. Mr. Brown answered questions and recommended Council close the public hearing and refer ZMA-6-16, Lawson Creek Planned Residential Development, to the June 13, 2016 Land Use Review Board meeting.

Faye Phillips of 5716 All Clear Lane, Wendell shared her concern for an old cemetery on the property and inquired about an investigation of this site.

Development Services Director Chris Hills explained that an environmental survey is required for rezoning cases, and it will address such things as cemeteries.

Sue Puryear of 8100 Buffalo Road listed concerns that could impact her farm including water runoff from development, compliance with the Voluntary Agriculture District law, the preservation of a stream on the property, and increased traffic. Ms. Puryear also expressed concern for the cemetery on the property.

Toni Hofsheier of 1332 Romac Trail stated similar concerns, while elaborating further on the potential traffic impacts, and inquired about the proposed trails.

Chad Abbot, Land Development Manager from Summit Design and Engineering shared additional information about this request and addressed some of the citizen concerns.

No one else approached.

Motion by Councilor Young to close the public hearing at 8:27 p.m. and forward ZMA-6-16, Lawson Creek Planned Residential

Development, to the June 13, 2016 Land Use Review Board meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

ITEM VII. SET PUBLIC HEARINGS
None at this time.

ITEM VIII. TOWN ATTORNEY
Nothing at this time.

ITEM IX. OLD BUSINESS
None at this Time.

ITEM X. NEW BUSINESS
FY17 Operating Budget Presentation

Mayor Roberson called for a one minute recess at 8:29 p.m.

The meeting resumed at 8:30 p.m.

Finance Officer Kim Kenny presented the fiscal year 2017 Operating Budget proposal, noted that a public hearing will be held June 15, 2016, and answered questions from Council.

Mayor Pro Tem Chalk commented that this has been the best year on the Finance Committee, stating that staff did a great job of organizing the data and addressing all of the Council's questions.

Councilor Mangum reiterated Mayor Pro Tem Chalk's comments and elaborated on some of the Town's goals with this new proposed budget.

ITEM XI. OTHER BUSINESS
None at this time.

ITEM XII. COMMITTEE REPORTS
A. Planning and Engineering
No report.

B. Finance
No report.

C. Public Safety
No report.

D. Nominating
No report.

E. Liaison Reports
No report.

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

...Motion by Councilor Tripp to enter closed session at 8:53 p.m. pursuant to the new Council Policy to approve, seal, and unseal closed session minutes and pursuant to N.C.G.S. 143-318.11(a)6 to discuss a personnel matter. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

...Motion by Councilor Mangum to accept Town Manager Seth Lawless' resignation. A copy of the letter of resignation is attached to these minutes. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

Mayor Roberson announced he would work with Mr. Lawless on the terms of an appropriate severance agreement for consideration by the Council at a future meeting.

ITEM XIV. ADJOURNMENT

...Motion by Mayor Pro Tem Chalk to adjourn at 9:40 p.m. Motion seconded by Councilor Tripp and carried unanimously.



Mayor Pro Tem Mike Chalk



Town Clerk Whitney A. Ledford

Mayor James Roberson
Town of Knightdale
Knightdale, NC

RE: Resignation from Employment

Dear Mayor Roberson,

As you know, I have taken time off recently to attend to certain personal issues involving my health. Those matters obviously affected my ability to serve the needs of Knightdale as Town Manager and I greatly appreciate the support of the Town Council during this time. The time away has given me an opportunity to reflect on many things about my personal life, my family, and my service as Town Manager.

We have seen the Town grow significantly during my tenure as Town Manager and is now becoming known as a great place to do business, live, and raise a family. I am proud to have worked with so many great and dedicated town employees and staff members. I, with their help, support, and assistance, take great pride in what we have accomplished for Knightdale during my time as Manager. Of course, this could not have been done without the support and guidance from Knightdale's Town Council and it has given me great pleasure to have worked with so many, past and present, great Council members.

However, after much thought and consideration, I believe it is time for me to consider other business opportunities. Therefore, I am tendering my resignation, to become effective June 30, 2016. I do so, not because of any unhappiness with my present situation, but because I believe it is in mine and my families best interest for me to make a change. It is with much sadness that I have come to this decision because I have developed many friends in this community which I will surely miss. However, I leave the Town knowing it is in great shape for future growth and prosperity and wish you, other Council members, and our community great success in the future.

Sincerely,

Seth Lawless